

Attachment 2

EXHIBIT B - CONDITIONS OF APPROVAL DRC2013-00039 Gibbs

Approved Development

1. This Minor Use Permit/Coastal Development Permit authorizes the following development:
 - a. Demolition of an existing single family residence at 2194 Andover Place in Cambria; and
 - b. Construction of a new two-story 2,799 square-foot single family residence with a 536 square-foot attached garage at 2190 Sherwood Drive in Cambria.
2. Maximum height is 22' (as measured from average natural grade).

Conditions required to be completed at the time of application for construction or grading permit(s)

Site Development

3. **At the time of application for construction permits**, development shall be consistent with the approved site plan, floor plans, and architectural elevations.
4. **At the time of application for construction permits**, a landscaping plan shall be submitted, and shall consist of native, drought and fire resistant species that are compatible with the habitat values of the surrounding habitat.
5. **At the time of application for construction permits**, the project plans shall show a project limit area for the demolition of the existing single family residence at 2194 Andover Place. The project limit area shall be established in a manner that avoids Monterey pine forest impacts to the maximum extent feasible, is located on the least sensitive portion of the site, and safeguards the biological continuance of the habitat.
6. **At the time of application for construction permits**, the applicant shall provide details on any proposed exterior lighting, if applicable. The details shall include the height, location, and intensity of all exterior lighting. All lighting fixtures, including security lighting, shall be aimed and shielded so that neither the lamp nor the related reflector interior surface is visible from adjacent properties. Light hoods shall be dark colored.

Grading, Drainage, Sedimentation and Erosion Control

7. **At the time of application for construction permits**, the applicant shall submit a complete drainage plan for review and approval, by the Public Works Department, in accordance with Section 23.05.040 through 23.05.050 of the Coastal Zone Land Use Ordinance. Drainage plans should be designed to retain water on-site and encourage infiltration when feasible. Natural drainage patterns should be retained and remediated if retention is infeasible on-site.
8. **At the time of application for construction permits**, the applicant shall submit a complete erosion and sedimentation control plan for review and approval in accordance with 23.05.036.
9. **At the time of application for construction permits**, the project shall conform to the "National Pollutant Discharge Elimination System" storm water management program regulations.

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Services

10. **At the time of application for construction permits**, all plans submitted to the Department of Planning and Building shall meet the fire and life safety requirements of the California Fire Code. Requirements shall include, but not be limited to those outlined in the Fire Safety Plan prepared for the project by the Cambria Fire Department, dated July 14, 2014.
11. **At the time of application for construction permits**, the applicant shall comply with the conditions from the Cambria Community Services District, including but not limited to those on the Confirmation of Water & Sewer Availability for Remodel or Transfer of Existing Active Service, dated August 5, 2014 from the CCSD.

Conditions required to be completed prior to issuance of construction or grading permit(s)

12. **Prior to issuance of construction permits**, the applicant shall install highly visible protective fencing around all existing pine and oak trees on the 2194 Andover Place parcel. Demolition activities and equipment staging shall avoid the fenced areas.
13. **Prior to issuance of construction permits** for a new single family residence at 2190 Sherwood Drive, the applicant shall apply for (and receive final inspection on) a permit to demolish the existing single family residence at 2194 Andover Place.
14. **Prior to issuance of construction permits** for a new single family residence at 2190 Sherwood Drive, the applicant shall submit a letter or similar documentation from CCSD verifying that the requirements of the Active Service Transfer Agreement, dated July 26, 2014, have been satisfied. This includes, but is not limited to, demolition of the existing single family residence at 2194 Andover Place and recordation of a restrictive covenant prohibiting any future development at 2194 Andover Place.
15. **Prior to issuance of construction permits**, if grading is to occur between October 15 and April 15, a sedimentation and erosion control plan shall be submitted pursuant to Coastal Zone Land Use Ordinance Section 23.05.036.

Fees

16. **Prior to issuance of a construction permit**, the applicant shall pay all applicable school and public facilities fees.

Conditions to be completed during project construction

Drainage, Sedimentation and Erosion Control

17. All runoff from impervious surfaces such as roofs, driveways, walks, patios, decks, shall be collected and detained on-site, or passed on through an effective erosion control device or drainage system approved by the County Engineer.
18. Permanent erosion control devices shall be installed prior to or concurrently with on-site grading activities.
19. Grading, filling or site disturbance of existing soil and vegetation shall be limited to the minimum areas necessary.
20. Stockpiles and other disturbed soils shall be protected from rain and erosion by plastic sheets or other covering.

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21. All areas disturbed by grading activities shall be re-vegetated with temporary or permanent erosion control devices in place.

Grading, Drainage, Sedimentation and Erosion Control

22. Prior to or concurrently with on-site grading activities, permanent erosion control devices shall be installed.
23. All runoff from impervious surfaces such as roofs, driveways, walks, patios, decks, shall be collected and detained on-site, or passed on through an effective erosion control device or drainage system approved by the County Engineer.
24. Grading, filling or site disturbance of existing soil and vegetation shall be limited to the minimum areas necessary.
25. Stockpiles and other disturbed soils shall be protected from rain and erosion by plastic sheets or other covering.
26. All areas disturbed by grading activities shall be re-vegetated with temporary or permanent erosion control devices in place.
27. Appropriate sedimentation measures to be implemented at the end of each day's work.

Archaeology

28. **During construction**, in the event archaeological resources are unearthed or discovered, the following standards apply:
 - a. Construction activities shall cease and the Environmental Coordinator and Planning Department shall be notified so that the extent and location of discovered materials may be evaluated by a qualified archaeologist, and disposition of artifacts may be accomplished in accordance with state and federal law. The applicant shall implement the mitigation as required by the Environmental Coordinator.
 - b. In the event archaeological resources are found to include human remains, or in any other case where human remains are discovered during construction, the County Coroner is to be notified in addition to the Planning Department and Environmental Coordinator so that proper disposition may be accomplished.

Conditions to be completed prior to occupancy or final building inspection /establishment of the use

Fire Protection

29. **Prior to occupancy or final inspection**, which ever occurs first, the applicant shall obtain final inspection and approval from Cambria Fire Department of all required fire/life safety measures.

Cambria Community Services District

30. Applicant shall submit for final plumbing inspection upon completion of the project.
31. **Prior to final inspection**, the applicant shall submit to the Department of Planning and Building a water and sewer service condition compliance letter from the Cambria Community Services District.

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Building Review

32. **Prior to occupancy of any structure associated with this approval**, the applicant shall contact the Department of Planning and Building to have the site inspected for compliance with the conditions of this approval.

Public Works Review

33. **Prior to occupancy or final inspection**, all public improvements that have been constructed or reconstructed in accordance with County Public Improvement Standards and to the satisfaction of the County Public Workers Inspector.
34. **Prior to occupancy or final inspection**, all driveway and other approved frontage improvements have been constructed or reconstructed in accordance with County Public Improvement Standards and to the satisfaction of the County Public Works Inspector.

On-going conditions of approval (valid for the life of the project)

Access

35. **On-going condition of approval (valid for the life of the project)**, and in accordance with County Code Section 13.08, no activities associated with this permit shall be allowed to occur within the public right-of-way including, but not limited to tree planting; fences; etc. without a valid Encroachment Permit issued by the Department of Public Works.

Drainage

36. **On-going condition of approval (valid for the life of the project)**, the project shall comply with the requirements of the National Pollutant Discharge Elimination System Phase I and/or Phase II storm water program and the County's Storm Water Pollution Control and Discharge Ordinance, Title 8, Section 8.68 et sec.

General

37. This land use permit is valid for a period of 24 months from its effective date unless time extensions are granted pursuant to Land Use Ordinance Section 23.02.050 or the land use permit is considered vested. This land use permit is considered to be vested once a construction permit has been issued and substantial site work has been completed. Substantial site work is defined by Coastal Zone Land Use Ordinance Section 23.02.042 as site work progressed beyond grading and completion of structural foundations; and construction is occurring above grade.
38. All conditions of this approval shall be strictly adhered to, within the time frames specified, and in an on-going manner for the life of the project. Failure to comply with these conditions of approval may result in an immediate enforcement action by the Department of Planning and Building. If it is determined that violation(s) of these conditions of approval have occurred or are occurring, this approval may be revoked pursuant to Coastal Zone Land Use Ordinance Section 23.10.160.